



**CITY OF MANCHESTER, NH
ZONING BOARD OF ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101-2097
TEL: (603) 624-6328
FAX: (603) 624-6529
www.ci.manchester.nh.us**

July 29, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
Thursday, August 7, 2003
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #142-ZO-03 – Tracy Carney (Owner) proposes to build a 28' x 18' deck and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted May 28, 2003, at **898 Cilley Rd.**
2. Case #100-ZO-03 Rehearing – Steven Chabot (Owner) proposes to build a 12' x 32' x 18', 2-story addition for one-stall garage and added living space above and seeks a **variance** from Section 6.07 side yard and 10.09 (B) parking setbacks of the Z. O., as per plans submitted April 15, 2003, at **77 Leandre St.**
3. Case #130-ZO-03 – Charles Robitaille (Owner) proposes to replace a 4' x 8' deck with an 11' x 16' open deck and create a 16' x 20' open patio at grade level (where variance Case #82-ZO-88 stipulated no further development on property) also maintain parking and a 10' x 12' shed and seeks a **variance** from Sections 10.09 (B) parking setback, 8.24 (A) (2) accessory structure and 14.02 (B) (3) variance stipulation of the Z.O., as per plans submitted May 9, 2003, at **30 James Pollock Dr.**
4. Case #131-ZO-03 – **75 Talbot St.** – Withdrawn 7-24-03
5. Case #147-ZO-03 – Thomas Lindsley (Owner) proposes to build a 24' x 36', 3-stall garage with storage above; build a 13'-5" x 21'-5" open deck and seeks a **variance** from Sections 6.07 side yard and rear yard and 8.24 (A) (3) accessory structures of the Z.O., as per plans submitted May 23, 2003 at **2321 Elm St.**
6. Case #148-ZO-03 – Scott Riel (Owner) proposes to remove existing porch, shed and decks and build a 14' x 21' x 30', one-story addition and seeks a variance from Section 6.07 side yard setback of the Z.O., as per plans submitted May 30, 2003, at **118 Highland Park Ave.**

7. Case #149-ZO-02 – Dorothy Seay (Agent) proposes to build a 7' x 27' addition on top of existing concrete deck in side yard and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 3, 2002, at The Prayer Hall, Inc., **928 Mammoth Rd.**
8. Case #150-ZO-03 – Milton Argeriou appeals the decision of the Building Commissioner of the City of Manchester, NH in calculating the number of parking spaces for the proposed mosque located at **166 LaGrange Ave.**, owned by the Islamic Society of Greater Manchester, per appeal filed June 26, 2003.
9. Case #151-ZO-03 – Mary Hansen (Owner) proposes to erect a 4' fence up to wetland area and seeks a **variance** from Section 6.09 (A) wetland setback of the Z. O., as per plans submitted June 6, 2003, at **762 So. Mammoth Rd.**
10. Case #152-ZO-03 – Kenneth Faucher (Owner) proposes to maintain a 12' x 18' pool with attached deck and seeks a **variance** from Section 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted June 6, 2003, at **44 Woodland Ave.**
11. Case #153-ZO-03 – William Goudreau (Agent) proposes to replace a 12' x 54' manufactured home with a 12' x 60' manufactured home with an 8' x 10' porch and a 3'-6" landing with stairs, also maintain existing shed and parking and seeks a **variance** from Sections 8.02 (C) (2) setbacks, 5.10 (A) (3) manufactured housing, 10.09 (B) parking setbacks, 8.24 (A) (3) accessory structures and 7.08 (D) uses subject to soundproofing, as per plans submitted June 5, 2003, at **672 Huse Rd., Lot #48.**
12. Case #154-ZO-03 – Kenneth Dodd (Owner) proposes to build a 2-stall garage with storage above and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted June 9, 2003 at **19 Wedgewood Lane.**
13. Case #155-ZO-03 – Robert Desmarais (Agent) proposes on a lot subject to consolidation, build a 34' x 26', three-stall attached garage and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted June 9, 2003, at **226 Highland St.**
14. Case #156-ZO – Bennie Johnson (Owner) proposes to build a 10' x 13', two-story deck and a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted June 9, 2003, at **60 McQuesten St.**
15. Case #157-ZO-03 – Carolyn Zamoida (Owner) proposes to build a 4' x 14' entrance porch with stairs, a 20' x 20', one-story addition for accessory dwelling unit, also build a 20'-1" x 38'-1" second story addition and seeks a **special exception** from Section 5.11 (L) (1) and a **variance** from Sections 8.24 (D) accessory dwelling unit and 6.07 front and side yard setbacks of the Z.O., as per plans submitted June 18, 2003 at **310 Bodwell Rd.**

16. Case #158-ZO-03 – James A. George (Owner) proposes to consolidate former right of ways and subdivide to create a 100' x 200' buildable lot on an unaccepted street and maintain existing garage on adjacent lot and seeks a **variance** from Article 3.03 "Street" of the Z.O. and RSA 674:41 "Erection of Buildings", all as per plans submitted June 17, 2003, at **73 Windsor Ave.**
17. Case #159-ZO-03 – Sal Steven-Hubbard (Agent) proposes to consolidate parcels with existing multi-family structures and build an additional eight-unit dwelling and seeks a **variance** from Sections 3.03 primary façade, 8.04 minimum lot area, 10.09 (B) parking setbacks and 10.07 (G) parking landscaping of the Z.O., all as per plans submitted July 7, 2003 at **25 Brook St./15 Temple Court.**
18. Case #160-ZO-03 – David Blanchard (Owner) proposes to build a 12' x 20' open deck in rear yard and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., all as per plans submitted June 12, 2003, at **39 Hamblett St.**
19. Case #161-ZO-03 – Robert Larochelle (Owner) proposes to build a 21' x 28'-6", two-story addition for a two-stall garage with accessory dwelling unit above and seeks a **special exception** from 5.11 (L) (1) accessory dwelling unit and a **variance** from Section 6.07 side yard setback and 8.21 (D) septic design of the Z.O., as per plans submitted June 5, 2003, at **1101 Dunbarton Rd.**
20. Case #162-ZO-03 – David Montour (Agent) proposes to maintain existing building with rear setback violation, constructed under 1977 permit but left to expire and never occupied and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted June 11, 2003, at **30 West Hillcrest Ave.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.